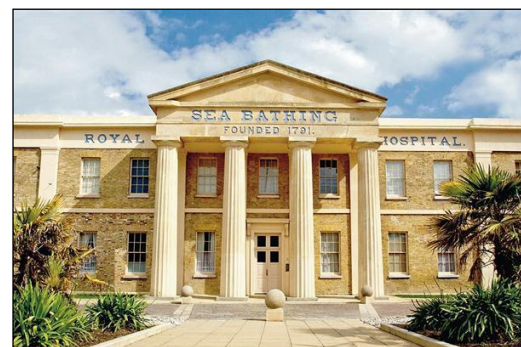




13 Charlotte Court, The Royal Seabathing, Canterbury Road Westbrook
£ 695



- Gated Development with 24 hour security
- Two double bedrooms
- Open plan lounge / Modern fitted Kitchen
- Walking distance of Beach and Train station
- Close to bus routes, shops & amenities
- Integrated appliances

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

TWO BEDROOM APARTMENT WITH PRIVATE COURTYARD, IN SECURE DEVELOPMENT CLOSE TO BEACH AND LOCAL AMENITIES.

Xpert agents are offering TO LET number 13 Charlotte Court, The Royal Seabathing. This apartment boasts two good sized bedrooms, private courtyard garden, secure underground parking space and the latest in modern open plan living. With its contemporary looking kitchen with integrated appliances and modern bathroom to the state of the art electronic video door entry system and built in wiring for TV and Sky+. Professional working tenants. No pets

All within its own private gated community with 24 hour security, the development features quiet court yards and open vistas of the coastline. Three private walkways from the development provide access to the promenade then onto Westbrook Bay beach, which offers a safe blue flag environment for your enjoyment.

Please note: Fees apply. Tenant referencing and admin fee of £99.60 plus vat for each tenant. The landlord requires Working tenants only.

GENERAL DESCRIPTION:

Open plan Lounge/Dining Kitchen Area– 5.85m x 3.86m (19'3" x 12'9")
Having Carpeted Lounge area with tiled area to the kitchen and door opening on to an open terrace.

Bedroom 1— 3.85m x 3.5m (12'8" x 11'6") max.
With carpeted floors and built in wardrobe and door opening on to an open terrace.

Bedroom 2– 3.85m x 2.84m (12'8" x 9'4") max.
With carpeted floors and built in wardrobe.

Main Bathroom– 2.49m x 1.95m (8'3" x 6'5")
Having Tiled floor area, bath with overhead shower, basin and WC.

Hallway-
Having carpeted floors, storage cupboard and video entry system phone.

